120.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,261,800 / 1,261,800
					USE VALUE:	1,261,800 / 1,261,800
					ASSESSED:	1,261,800 / 1,261,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAQUAGLIA ROBERT R & CAROLYN F
Owner 2:	
Owner 3:	
Street 1:	89 MORNINGSIDE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	89MORNINGSIDE LLC -
Owner 2:	-
Street 1:	42 JAMES STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,022 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 2018, having primarily Clapboard Exterior and 2786 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

Dorothy

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6022.000	883,400		378,400	1,261,800
Total Card	0.138	883,400		378,400	1,261,800
Total Parcel	0.138	883,400		378,400	1,261,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.91 | /Parcel: 452.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 77570
GIS Ref:
GIS Ref:
Insp Date: 10/14/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	877,400	0	6,022.	378,400	1,255,800	1,255,800	Year End Roll	12/18/2019
2019	101	FV	765,400	0	6,022.	378,400	1,143,800	1,143,800	Year End Roll	1/3/2019
2018	109	FV	180,700	0	11,974.	420,800	601,500	601,500	Year End Roll	12/20/2017
2017	101	FV	180,700	0	11,974.	392,700	573,400	573,400	Year End Roll	1/3/2017
2016	101	FV	180,700	0	11,974.	336,600	517,300	517,300	Year End	1/4/2016
2015	101	FV	179,900	0	11,974.	301,600	481,500	481,500	Year End Roll	12/11/2014
2014	101	FV	179,900	0	11,974.	279,100	459,000	459,000	Year End Roll	12/16/2013
2013	101	FV	179,900	0	11,974.	266,100	446,000	446,000		12/13/2012

!9313!

PRINT

Date	Time
12/10/20	23:48:35

LAST REV

Date	Time
04/16/19	15:50:47

jorourke

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9313

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
89MORNINGSIDE L	1526-116		5/17/2018		1,360,000	No	No		
ANDERSON ANDERS	1501-109		12/16/2016	Estate/Div	595,000	No	No		Anders T Anderson d.o.d. 2/22/2016.
	754-16		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	77570
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2017	1004	New Buil	252,000	O				
8/4/2017	1005	New Buil	252,000	O				
6/28/2017	754	Foundati	10,000	O				
6/26/2017	752	Foundati	10,000	O				
3/2/2017	225	Demoliti	12,000	C				
5/1/2012	547	Siding	12,000					vinyl siding, repa
4/26/2012	526	Redo Bat	9,000					gut & replace 1st
7/16/2002	580	New Wind	7,485	C				5 REPLACEMENT WIND
9/27/2001	700	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2019	SQ Returned	JO	Jenny O
9/7/2017	Permit Visit	DGM	D Mann
10/14/2016	Measured	DGM	D Mann
5/10/2012	Info Fm Prmt	MM	Mary M
4/13/2009	Meas/Inspect	189	PATRIOT
11/1/2000	Hearing Chag	189	PATRIOT
4/11/2000	Inspected	276	PATRIOT
2/16/2000	Measured	268	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6022		Sq. Ft.	Site		0	70.	0.90	4			Topo	-10					378,415						378,400	

Total AC/HA: 0.13825 | Total SF/SM: 6022 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 378,415 | Spl Credit | Total: 378,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	30 - Vert RedWo	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2018	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	0.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14435029
Const Adj.:	1.34986496
Adj $ / SQ:	193.090
Other Features:	106977
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	890559
Depreciation:	7124
Depreciated Total:	883434

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 2		

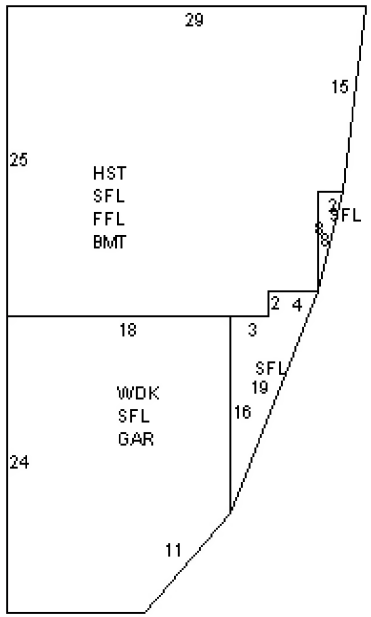
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,131	193.090	218,385
BMT	Basement	662	115.850	76,695
FFL	First Floor	662	193.090	127,825
GAR	Garage	404	28.600	11,555
WDK	Deck	404	11.440	4,622
HST	Half Story	331	193.090	63,913

Net Sketched Area: 3,594 | Total: | Size Ad 2124 | Gross Are 6004 | FinArea 2786

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	281.91
Special Features:	0	Val/Su Net:	245.80
Final Total:	883400	Val/Su SzAd	415.91

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 120.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: